

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, APRIL 24, 2023**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:01 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Aldag – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Present
Joe Semifero – Present
Mayor Shawn Keough – Present

Student Representatives:
Bonnie Keating – Present
Adam DeGregorio – Absent

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Tim Stewart, Public Services Superintendent; Josh Tanghe, Assistant to the City Manager; Marie Sherry, Treasurer/Finance Director/Assessor; Georgia Frost, Recording Secretary; residents and media.

C. APPROVAL OF THE MINUTES

1. City Council Work Session – April 10, 2023
2. City Council Meeting – April 10, 2023
3. City Council Special Meeting – April 12, 2023

Motion Griffin; support Semifero to approve the April 10 work session minutes, the April 10 regular meeting minutes, and the April 12 special meeting minutes with the following changes:

- April 10 regular meeting minutes, Section O, amend Griffin’s Council Member Comments to read “are why adhering to the norms are important” in lieu of “are why norms are important.”
- April 10 regular meeting minutes, New Business Item 3 - Consideration of: Creation of Public Safety User Group, amend motion language to indicate allowing firefighters to choose their own representative.
- April 12 special meeting minutes, Item E – Closed Session, include language regarding the City Manager’s request to enter into closed session.
- April 12 special meeting minutes, Item E – Closed Session, change “accordnace” to “accordance.”

Ayes: Aldag, Hubbard, Michels, Schlaff, Griffin, Semifero, Keough
Nays: None
Absent: None
Motion Carries

D. PRE-ARRANGED PARTICIPATION:

1. Wylie Elementary Students, Arbor Day Presentation

- Wylie Elementary School teachers introduced their students, who conducted research on Arbor Day and Michigan's native trees.
- The students' research findings were presented on trifold boards for Council members and the public to see.
- A teacher announced that on Arbor Day (Friday, April 28th), there would be student-led stations around Dexter where residents can go to get the trees that the students presented on.

2. David Lutton, Sloan-Kingsley Property

- Mr. Lutton spoke in his capacity as the controlling owner of the Sloan-Kingsley property.
- Mr. Lutton explained that the new, lower density site plan for the Sloan-Kingsley property includes larger amounts of conserved space, lower residential density, and higher agricultural land use. Mr. Lutton emphasized his intention to incorporate affordable housing and agricultural land use into the site plan for this property.
- Mr. Lutton submitted a letter requesting annexation to Ms. Aniol for 45 of the 207 acres that make up the Sloan-Kingsley property.
- Mr. Lutton explained that some of the property located in Scio Township contains arsenic, and that Scio Township is not interested in purchasing this property until the mitigation procedure to remove the arsenic is complete.
- Griffin asked if there was road connectivity between the Many Hands property and the residential area.

E. NON-ARRANGED PARTICIPATION:

- Jessica Flintoft, Scio Township Clerk – attended City Council to speak on the Sloan-Kingsley property. Flintoft explained that 6 of 7 Scio Township Board of Trustees only learned of the recent annexation proposal approximately one week ago. Flintoft asked that the Dexter City Council speak directly with the ~~Dexter~~ [Scio Township](#) Board of Trustees in a good faith discussion about the Sloan-Kingsley property.
- Barbara Read, Dexter resident, 7130 Ulrich Street – spoke in regards to the Sloan-Kingsley property proposal. She also shared her concern that there would be a sanctioning or discipline of several City Council Members for actions that they took as private citizens. She shared an experience she had with the Dexter School Board to caution City Council. Read also spoke about her concern regarding the decision to maintain the Dexter Area Fire Department station at 8140 Main Street.

- Kathleen Brant, Scio Township resident – spoke about the annexation proposal for the Sloan-Kingsley property. She provided a history of the public proposal presentations for the Scio Township Board of Trustees. She spoke about her concern that the Scio Township Supervisor was not engaging with this issue and others in good faith.
- Jillian Kerry, Scio Township Trustee – stated that she attended the City Council meeting to provide comments on the Sloan-Kingsley property proposal. Kerry expressed her hopes that the Scio Township Board of Trustees and Dexter City Council could work together on this issue.
- David Lutton – Lutton explained that his initial Sloan-Kingsley proposal was sent in August or September 2022. He explained that his recent action is in lieu of the earlier proposal. He added that he had spoken with the Scio Township Supervisor and Mayor Keough.
- Allison Sugiyama, 1960 Baker Road – mentioned that the Sloan-Kingsley property proposal is the best land use proposal they had heard. Sugiyama explained their concern with the potential additional costs that may come about from this project.
- Lisa Phillips, 3360 Edison Street – attended remotely to express her concern about the 8140 Main Street location for the Dexter Area Fire Department station. Phillips explained that she had been circulating a petition on this issue. She called for a ballot measure for all residents to vote on this issue.

F. DECLARATION OF CONFLICTS OF INTEREST: None.

G. APPROVAL OF AGENDA

Motion Aldag; support Semifero to approve the agenda as presented.

Motion Griffin to strike items M3 - Consideration of: Organizational Matters Resolution, and M4 - Consideration of: Assigning Addresses to Bond Authorizing Resolution from the agenda.

This motion failed due to lack of a second.

Ayes: Michels, Semifero, Hubbard, Aldag, Schlaff, Keough

Nays: Griffin

Absent: None

Motion Carries

H. PUBLIC HEARINGS: None.

I. COMMUNICATIONS:

1. Upcoming Meeting List
2. Letter from Dexter Township to DTE

J. REPORTS:

1. Finance Director/ Treasurer/ Assessor – Marie Sherry

Ms. Sherry submitted her written report as per packet.

- Sherry provided additional information regarding the recent check fraud.
- Keough inquired about the timeline for the appraisal for the Old National Bank.

Motion Griffin; support Semifero to remove item K2 - Consideration of: FY 2022-23 Q3 Budget Amendments from the Consent Agenda and add it under New Business as item M6.

Ayes: Griffin, Michels, Aldag, Schlaff, Semifero, Keough

Nays: Hubbard

Absent: None

Motion Carries

2. Public Services Superintendent – Tim Stewart

Mr. Stewart submitted his written report as per packet.

- Griffin explained that some residents have found paint chips in their yard following the water tower painting cleaning work. She requested that the DPW inform residents when they perform work that may affect their yards.
- Breyer, Aniol, and Stewart spoke about tree replanting and trimming.
- Stewart notified that the DPW will be starting safety classes.
- Keough requested additional information about DTE rebates.

3. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet.

- Schlaff thanked Aniol for the conversations she has had with community members about tree replacement.
 - Aniol explained the difference between the types of tree trimming that DTE intends to perform, as necessitated by federal standards.
 - Aniol stated that in several situations, a heavy trim may be needed or generally advantageous for dead/dying trees. Other trees may require a lighter trim. She further explained that the City plans to replace trees that require DTE's "heavy trim."
 - Michels suggested that the City review how the City of Shepard reviews tree trimming, given that they have not had to trim their trees.
 - Keating inquired when the trimming is being completed. Aniol stated that the trimming would have happened 3 weeks ago, if DTE was allowed to set the schedule.
 - Aniol discussed her conversation with DTE on the recent ice storm. She explained the work that DTE has performed to improve the grid in and around Dexter and the role of the various substations.

- Schlaff expressed concern over the amount of money that has been spent attempting to prevent the electrical issues that the City has faced. Aniol mentioned that she will review Mr. Lutton's Sloan-Kingsley annexation proposal.
- The Arbor Day tree giveaway locations are included in Aniol's supplement.
- Keough inquired if Council Members had questions about what information Aniol included about the 3045 Broad Street property.
 - Keough requested that the 3045 Broad Street Subcommittee include scenarios 5, 6, and 7, which can be found on page 54 of this evening's packet. The tap fees are City Council's jurisdiction. Keough requested Council consider lowering the tap fees.
 - Aniol spoke with Eric from Common Sail about reducing financial burden for them. She mentioned that the DDA is working on updates for their strategic plan.
 - Keough and Schlaff discussed amending tap fees.
 - Aniol explained MEDC RAP funding.
 - Griffin stated that she would be in favor of gathering public input on this matter in a formal capacity. Keough clarified that a pro forma would need to be presented before Planning Commission could hold a public hearing.

4. Board, Commission, & Other Reports - "Bi-annual or as needed" –

The Washtenaw County Sheriff submitted a written report as per packet. There were no Council Member questions regarding this report.

5. Subcommittee Reports – None.

6. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. He provided the following updates:

- Breyer stated that Dexter received an affirmed bond rating of AA.
- The water tower contractor has been approved to perform work on Sundays to expedite their process.
- Breyer suggested changing the May 3 Budget Work Session date to either May 2 or May 4.
- Griffin inquired about hawker peddler permits and the hours in which they are permitted to canvas. Clean Water Action specifically is exempt from the canvassing hours that permits typically need to be restricted to.

7. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet.

- The union voted down the most recent proposal.
 - Breyer clarified that union staff requested a wage study for all City employees.

- Keough asked for Council clarification regarding the charter amendment in reference to the Dexter Area Fire Department location.
 - Griffin clarified that the charter amendment seeks to designate City-owned public land bounded by Alpine Street, Main Street, Mill Creek, and the railroad be retained in public ownership, in perpetuity, and be set aside for and devoted to active recreation, passive recreation, or both.
 - Griffin clarified that Friends of Mill Creek Park is the petition group seeking to submit the charter amendment to the City once it meets the petition threshold.

8. Council Member Reports – None.

K. CONSENT AGENDA:

Motion Hubbard; support Aldag to approve items 1 through 3 of the Consent Agenda.

1. Consideration of: Bills & Payroll in the amount of: \$732,617.77
2. Consideration of: Purchase of Wastewater Treatment Plant Grating from Fibergate Composite Structures in an Amount not to Exceed \$17,022
3. Consideration of: Playground Mulch Bid Award to Superior Groundcover for an Amount not to Exceed \$7,220

Ayes: Schlaff, Michels, Griffin, Hubbard, Semifero, Aldag, Keough

Nays: None

Absent: None

Motion Carries

L. UNFINISHED BUSINESS: None.

M. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Grand Street Trail Connector Bid from PIBC LLC in an Amount not to Exceed \$229,286.30

Motion Semifero; support Hubbard to award the Grand Street Connector work to PIBC LLC for an amount not to exceed \$229,286.30.

Ayes: Semifero, Aldag, Michels, Hubbard, Schlaff, Griffin, Keough

Nays: None

Absent: None

Motion Carries

2. Consideration of: Proposal for Construction Engineering Services for the Grand Street Trail Connector from OHM Advisors in an Amount not to Exceed \$23,880

Motion Semifero; support Schlaff to approve the proposal from OHM Advisors for construction engineering services for the Grand Street Connector in an amount not to exceed \$23,880.

Ayes: Schlaff, Semifero, Griffin, Aldag, Michels, Hubbard, Keough

Nays: None

Absent: None

Motion Carries

3. Consideration of: Organizational Matters Resolution

Motion Griffin; support Semifero to amend the Organizational Matters Resolution to include the Public Safety Facilities User Group, comprised of 3 Council Persons selected by City Council, the Dexter Area Fire Department Chief and a firefighter of his choosing, Washtenaw County Sheriff's Office Supervisor and deputy selected by WCSO, City of Dexter City Manager, City of Dexter Public Services Superintendent, Mayor Keough, City Council Member Aldag, and City Council Member Semifero with City Council Member Schlaff as an alternate.

Ayes: Griffin, Hubbard, Semifero, Aldag, Michels, Schlaff, Keough

Nays: None

Absent: None

Motion Carries

4. Consideration of: Assigning Addresses to Bond Authorizing Resolution

Motion Semifero; support Hubbard to modify the bond authorizing resolution to include the addresses 8140 Main Street, 3515 Broad Street, and 3600 Central Street.

Ayes: Aldag, Schlaff, Hubbard, Semifero, Keough

Nays: Griffin, Michels

Absent: None

Motion Carries

5. Discussion of: Goals and Objectives Document

Motion Hubbard; support Semifero to postpone this discussion until the consequent Budget Work Session.

Ayes: Semifero, Aldag, Michels, Griffin, Schlaff, Hubbard, Keough

Nays: None

Absent: None

Motion Carries

6. Consideration of: FY 2022-23 Q3 Budget Amendments

Motion Griffin; support Aldag to approve the FY 2022-23 Q3 budget amendments.

Ayes: Griffin, Aldag, Schlaff, Hubbard, Michels, Semifero, Keough

Nays: None

Absent: None

Motion Carries

N. NON-ARRANGED PARTICIPATION:

- Jim Chesney, Dexter resident, 150 Jeffords Street – Chesney spoke about the 3045 Broad Street development. Chesney explained his concerns about park access points given the development and overall increased traffic in the area.

O. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

- Michels: Expressed favor for mulching parks annually. Remarked upon high amount of Bradford pears in the neighborhoods. Expressed concern that dogs are not being kept on leashes outside of privately owned property.
- Griffin: Stated that she does not believe Council Members need to be unanimously in favor about decisions made by the Council.
- Aldag: Stated that individuals can find her involvement in the Friends of Mill Creek Park group in previous meeting minutes. Explained her experience at the Paul Cousins Memorial Service held on April 22 in the Dexter High School auditorium.
- Schlaff: None.
- Hubbard: Stated that community members should support the local production [put on by the Dexter Drama Club](#).
- Semifero: Inquired about Mr. Lutton's proposal and future Council action on the matter.
 - Council Members discussed next steps for City's upcoming correspondence with Scio Township, as well as the property's use and annexation.
- Keating: Expressed support for greener options for lawns.

P. PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS: None.

Q. ADJOURNMENT

Motion Aldag; support Schlaff to adjourn the meeting at 10:20 PM.

Unanimous voice vote approval.

Respectfully submitted,

Georgia Frost
Recording Secretary

Approved for Filing: _____